176.0	0008	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	855,100 / 855,100
					USE VALUE:	855,100 / 855,100
					ASSESSED:	855,100 / 855,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		LANCASTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SILVA ROBERT E & DIANNE B/TR &
Owner 2:	DIANNE B AND ROBERT E/TR
Owner 3:	
Street 1:	78 LANCASTER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SILVA ROBERT E/ETAL -
Owner 2:	SILVA DIANNE B -
Street 1:	78 LANCASTER ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,004 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1996, having primarily Clapboard Exterior and 2303 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6004.000	435,000		420,100	855,100
Total Card	0.138	435,000		420,100	855,100
Total Parcel	0.138	435,000		420,100	855,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.33 | /Parcel: 371.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	118937
GIS Ref	
GIS Ref	
Insp Date	07/03/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0008-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	435,000	0	6,004.	420,100	855,100	855,100	Year End Roll	12/18/2019
2019	101	FV	348,600	0	6,004.	414,100	762,700	762,700	Year End Roll	1/3/2019
2018	101	FV	348,600	0	6,004.	318,100	666,700	666,700	Year End Roll	12/20/2017
2017	101	FV	348,600	0	6,004.	300,100	648,700	648,700	Year End Roll	1/3/2017
2016	101	FV	348,600	0	6,004.	276,100	624,700	624,700	Year End	1/4/2016
2015	101	FV	347,100	0	6,004.	258,100	605,200	605,200	Year End Roll	12/11/2014
2014	101	FV	347,100	0	6,004.	237,600	584,700	584,700	Year End Roll	12/16/2013
2013	101	FV	347,100	0	6,004.	237,600	584,700	584,700		12/13/2012

!13818!

PRINT

Date	Time
12/11/20	03:43:12

LAST REV

Date	Time
07/30/18	11:36:43
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13818

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SILVA ROBERT E/	62569-572		9/3/2013	Convenience	10	No	No		
COLLINS DEVELOM	26373-292		6/3/1996		269,000	No	No		Y

USER DEFINED

Prior Id # 1:	118937
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/11/1996	11		90,000					28X34 NEW HOUSE
12/5/1995	689		5,000					FOUNDATION

ACTIVITY INFORMATION

Date	Result	By	Name
7/3/2018	MEAS&NOTICE	BS	Barbara S
4/3/2009	Inspected	163	PATRIOT
11/13/2008	Measured	345	PATRIOT
1/13/2000	Mailer Sent		
1/6/2000	Measured	243	PATRIOT
4/10/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6004		Sq. Ft.	Site		0	70.	1.00	6									420,082						420,100	

Total AC/HA: 0.13783 | Total SF/SM: 6004 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 420,082 | Spl Credit | Total: 420,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1996	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	14.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	14	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.19630599
Const Adj.:	0.99989998
Adj $ / SQ:	149.523
Other Features:	101308
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	505763
Depreciation:	70807
Depreciated Total:	434957

COMMENTS

1830 S/F ADDED FROM 176-8-2 6/95
SUBDIVISION 10/95--NEW HOUSE 1996.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

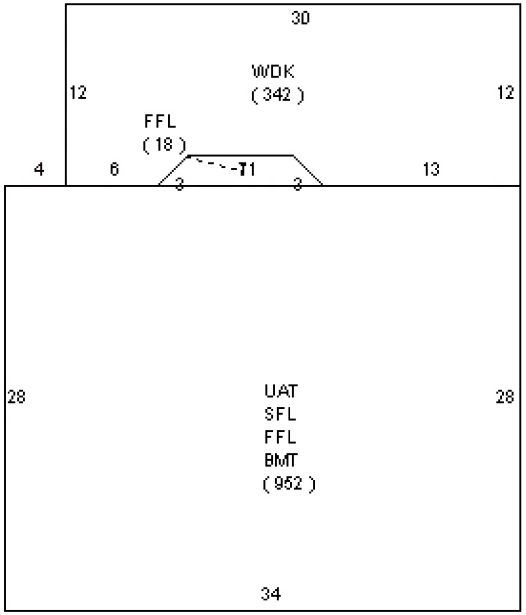
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	164.48
Special Features:	0	Val/Su Net:	125.94
Final Total:	435000	Val/Su SzAd	226.33

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	970	149.520	145,038
BMT	Basement	952	56.520	53,807
SFL	Second Floor	952	149.520	142,346
WDK	Deck	342	8.920	3,052
UAT	Upper Attic	238	59.810	14,235

Net Sketched Area:	3,454	Total:	358,478
Size Ad	1922	Gross Are	4168	FinArea	2303
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0008-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2005	0.00	T	11.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	